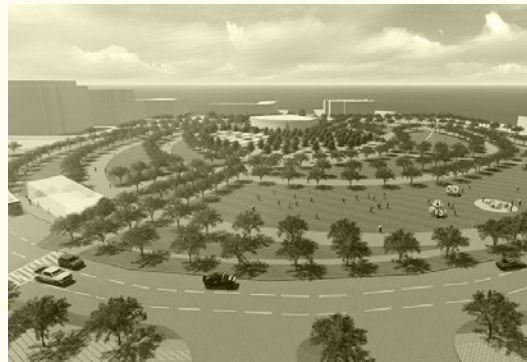




**Zoned and Entitled for
178 Apartment Units**



Congress Hotel & Suites

Executive Summary

5885 Oakbrook Parkway
Norcross, GA 30093

Investment Summary

Highlights

- Tremendous visibility from Interstate 85 North of Atlanta
- Fully entitled for 178 multifamily units
- Plans and drawings completed

Pricing Summary

Pricing Guidance	Request for Offers
Renovation Estimate	\$6,000,000
Number of Stories	3
Number of Units	170/178
Year Built	1989
Acres	3.79
Redevelopment Opportunity	Multifamily Apartments
Highways	I-85 (1 minute) I-285 (7 minutes)

Hotel Annualized Operating Data

Income	YEAR 3	% OF GR
Room Revenue	\$3,108,333	98.8%
Other Revenue	\$39,000	1.2%
Total Revenue	\$3,147,333	100.0%
Total Expenses	\$1,800,175	57.2%
Net Operating Income	\$1,347,157	42.8%



Congress Hotel & Suites

5885 Oakbrook Parkway, Norcross, GA 30093

Multifamily Annualized Operating Data

Income	YEAR 3
Net Rental Income	\$2,781,030
Total Other Income	\$339,692
Total Operating Income	\$3,120,722
Total Operating Expenses	\$895,680
Net Operating Income	\$2,225,042